

## \$698,800 - 5227 18 Avenue, Edmonton

MLS® #E4445513

**\$698,800**

4 Bedroom, 3.00 Bathroom, 2,682 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Backing onto a serene green space! This stunning custom-built 2,682 sq/ft home offers 4 spacious bedrooms, 3 full bathrooms, and a main floor versatile den. The main floor features a grand entrance, open concept living room, elegant dining area, bright family room, full bath, and a dream kitchen with granite countertops, island, pantry, and premium stainless-steel appliances. Loaded with all the upgrades and modern finishings throughout. Upstairs, the spacious primary suite includes a spa-like ensuite with jetted tub, separate shower, dual sinks, granite, and a large walk-in closet. A bright bonus room that overlooks the living room and the front entrance ready for the family to enjoy, along with 3 more bedrooms and a full bathroom. Enjoy the fully landscaped and fenced backyard with a large deck—perfect for BBQs. Located in a quiet, family-friendly neighborhood close to all amenities. Perfect family home in the perfect neighborhood.

Built in 2015

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4445513  |
| Price     | \$698,800 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,682                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5227 18 Avenue |
| Area        | Edmonton       |
| Subdivision | Walker         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 1Y1        |

### Amenities

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra |
| Parking Spaces | 4                                                                                      |
| Parking        | Double Garage Attached                                                                 |

### Interior

|                   |                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                        |
| Fireplaces        | Stone Facing                                                                                                                                                                               |
| Stories           | 2                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                        |
| Basement          | Full, Unfinished                                                                                                                                                                           |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                               |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, Playground |

|              |                                                         |
|--------------|---------------------------------------------------------|
|              | Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                        |
| Construction | Wood, Stone, Vinyl                                      |
| Foundation   | Concrete Perimeter                                      |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 49             |
| Zoning         | Zone 53        |

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Listing information last updated on August 21st, 2025 at 9:17pm MDT